



1301 Wayne Avenue

Dayton, Ohio 45410

SALE PRICE:
 \$335,000

Property Highlights

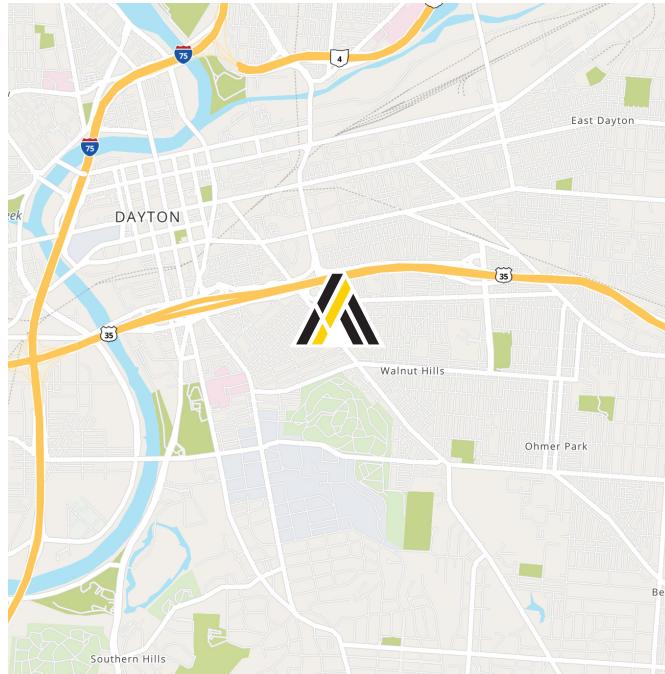
- Prime Mixed-Use Property:** Featuring a popular restaurant and two residential units.
 - 2,364± SF Restaurant space with dining area, bar, kitchen & patio
 - 1,579± SF Apartment – Great for owner-occupant or rental income
 - 736± SF Studio Unit – Ideal for rental, office, or storage
- Business Potential:** Currently occupied by South Park Tavern a well-established local favorite. (Business may be available for purchase. Separate from real estate pricing.)
- Location Advantages:** Strong corner location with excellent visibility and signage. Surrounded by dense residential neighborhoods with a built-in customer base. Minutes from the Oregon District, University of Dayton, and Downtown Dayton.
- Easy Access:** Easy access to US-35 (0.5 miles) and major traffic corridors.
- Investment Appeal:** On-site parking and walkable setting captures both foot and vehicle traffic. Flexible opportunity for investors or owner-users. Call agent for information on current property income.


Joe Krug

Senior Associate

937.701.1083

Joe.Krug@ApexCommercialGroup.com



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|------------------|--------|---------|---------|
| Total Population | 20,490 | 105,764 | 221,878 |
| Total Households | 6,562 | 45,076 | 95,630 |

1301 Wayne Avenue

Dayton, Ohio 45410

Aerial

